

**Valley County Pioneer Museum Board
SPECIAL MEETING
Valley County Pioneer Museum Library
November 1, 2023
5:00 PM**

Call to Order: The meeting started at 5:05 pm

Present: Dave Reinhardt, Chair, Dave Olsen, Sheila Malone, Gwen Cornwell, Leta Godwin

Absent: Roberta Barstad

Visitors: Commissioner Paul Tweten, Paul Cornwell

Additions & Deletions:

Public Comment:

New Business:

A special meeting was requested by Commissioner Paul Tweten. He has received estimates from SDI Architects + Design out of Miles City, MT for the roof at the museum. There were two estimates, one for a metal roof for \$450,363 and one for an EPDM (Rubber) roof for \$377,751. Both estimates were discussed with different questions from the board. Paul reported that he had talked with the other commissioners and they had agreed verbally to use \$200,000 from the LATCF money and \$50,000 from the option tax money. He inquired if the other museum organizations would be able to contribute. Leta mentioned that Lenore Hinerman from the Friends, said they would be willing to help but no dollar amount was specified. Leta will mention it at the next Historical Society meeting. The museum has money in the 1-Mil account and the fundraising account to also contribute. A motion was made by Gwen to get bids on a metal roof. Sheila 2nd the motion, all were in favor. Paul will contact SDI to let them know that we want to get bids on a metal roof and include Leta in the emails, so she can forward the information to the board. There was no date set for another meeting.

Meeting adjourned @ 6:00 pm



10/22/2023

	A	B	C	D	E
1	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
2	Demo Existing Roof & Flashing (includes abatement)	9,600	s.f.	1.00	9,600
3	Landfill/Transfer Station Fees	8	ton	100.00	800
4					
5	26 GA. Standing Seam Roof	12,000	s.f.	15.00	180,000
6	Add 4" Poly-Iso Rigid Insulation (2 layers 2")	12,000	s.f.	3.00	36,000
7	Add 4" Poly-Iso Rigid Insulation (2 layers 2") - Lower Roo	2,400	s.f.	3.00	7,200
8	Perimeter Framing Build-up	650	l.f.	3.00	1,950
9	Perimeter Framing Build-up - Lower Roof	140	l.f.	3.00	420
10	New Edge Metal	650	l.f.	15.00	9,750
11	Extend Plumbing Vents	1	ea.	50.00	50
12	Flash Plumbing/HVAC Penetrations	4	ea.	75.00	300
13	New Gutters/Downspouts	400	l.f.	15.00	6,000
14					
15	Mechanical Allowance	1	l.s.	750.00	750
16	Electrical Allowance	1	l.s.	750.00	750
17					
18	Subtotal Cost				\$253,570
19					
20	Contractor Profit			8.00% \$	20,286
21	Contractor General Conditions			7.00% \$	17,750
22	Contractor Bonds & Insurance			2.00% \$	5,071
23	Location Inflation Factor (Glasgow)			20.00% \$	50,714
24	Current Economy Factor (Glasgow)			15.00% \$	38,036
25	A/E Estimate Contingency			5.00% \$	12,679
26					
27	PROBABLE BASE BID CONTRACT COST.....				\$398,105
28					
29	Building Permit			0.75% \$	2,986
30	Construction Contingency			5.00% \$	19,905
31	NESHAP Report			Actual \$	1,500
32	A&E Fees - Design (Schematic & Preliminary)			2.50% \$	9,953
33	A&E Fees - Construction Documents & Bidding			3.50% \$	13,934
34	A&E Fees - Construction Administration			1.00% \$	3,981
35					
36	ESTIMATED BASE BID PROJECT COST.....			\$	450,363

SCHEMATIC DESIGN
EPDM (RUBBER) ROOF
10/22/2023

VC MUSEUM RE-ROOF
SD# 2023037
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	A	B	C	D	E
1	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
2	Demo Existing Roof & Flashing (includes abatement)	12,000	s.f.	1.00	12,000
3	Landfill/Transfer Station Fees	10	ton	100.00	1,000
4					
5	75 Mil Mechanically Fastened EPDM & 1/2" Cover Brd	12,000	s.f.	12.00	144,000
6	Add 4" Poly-Iso Rigid Insulation (2 layers 2")	12,000	s.f.	3.00	36,000
7	Perimeter Framing Build-up	650	l.f.	3.00	1,950
8	New Edge Metal	650	l.f.	15.00	9,750
9	Extend Plumbing Vents	1	ea.	50.00	50
10	Flash Plumbing/HVAC Penetrations	4	ea.	75.00	300
11	New Gutters/Downspouts	400	l.f.	15.00	6,000
12					
13	Mechanical Allowance	1	l.s.	750.00	750
14	Electrical Allowance	1	l.s.	750.00	750
15					
16	Subtotal Cost				\$212,550
17					
18	Contractor Profit			8.00% \$	17,004
19	Contractor General Conditions			7.00% \$	14,879
20	Contractor Bonds & Insurance			2.00% \$	4,251
21	Location Inflation Factor (Glasgow)			20.00% \$	42,510
22	Current Economy Factor (Glasgow)			15.00% \$	31,883
23	A/E Estimate Contingency			5.00% \$	10,628
24					
25	PROBABLE BASE BID CONTRACT COST.....				\$333,704
26					
27	Building Permit			0.75% \$	2,503
28	Construction Contingency			5.00% \$	16,685
29	NESHAP Report			Actual \$	1,500
30	A&E Fees - Design (Schematic & Preliminary)			2.50% \$	8,343
31	A&E Fees - Construction Documents & Bidding			3.50% \$	11,680
32	A&E Fees - Construction Administration			1.00% \$	3,337
33					
34	ESTIMATED BASE BID PROJECT COST.....			\$	377,751